

Noted

Doc # 5426
ADOPTED
SEPTEMBER 12, 1991

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT
LAURA BURNS, PROJECT MANAGER

SUBJECT: MINOR MODIFICATIONS TO SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56 IN CONNECTION WITH THE PARMELEE
COURT PROJECT ON PARCELS R-12a AND R-12b OF THE SOUTH END
URBAN RENEWAL AREA

EXECUTIVE

SUMMARY: MEMORANDUM REQUESTS THE ADOPTION OF A RESOLUTION
MODIFYING THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO.
MASS R-56 IN CONNECTION WITH THE PARMELEE COURT PROJECT
ON PARCELS R-12a AND R-12b OF THE SOUTH END URBAN RENEWAL
AREA.

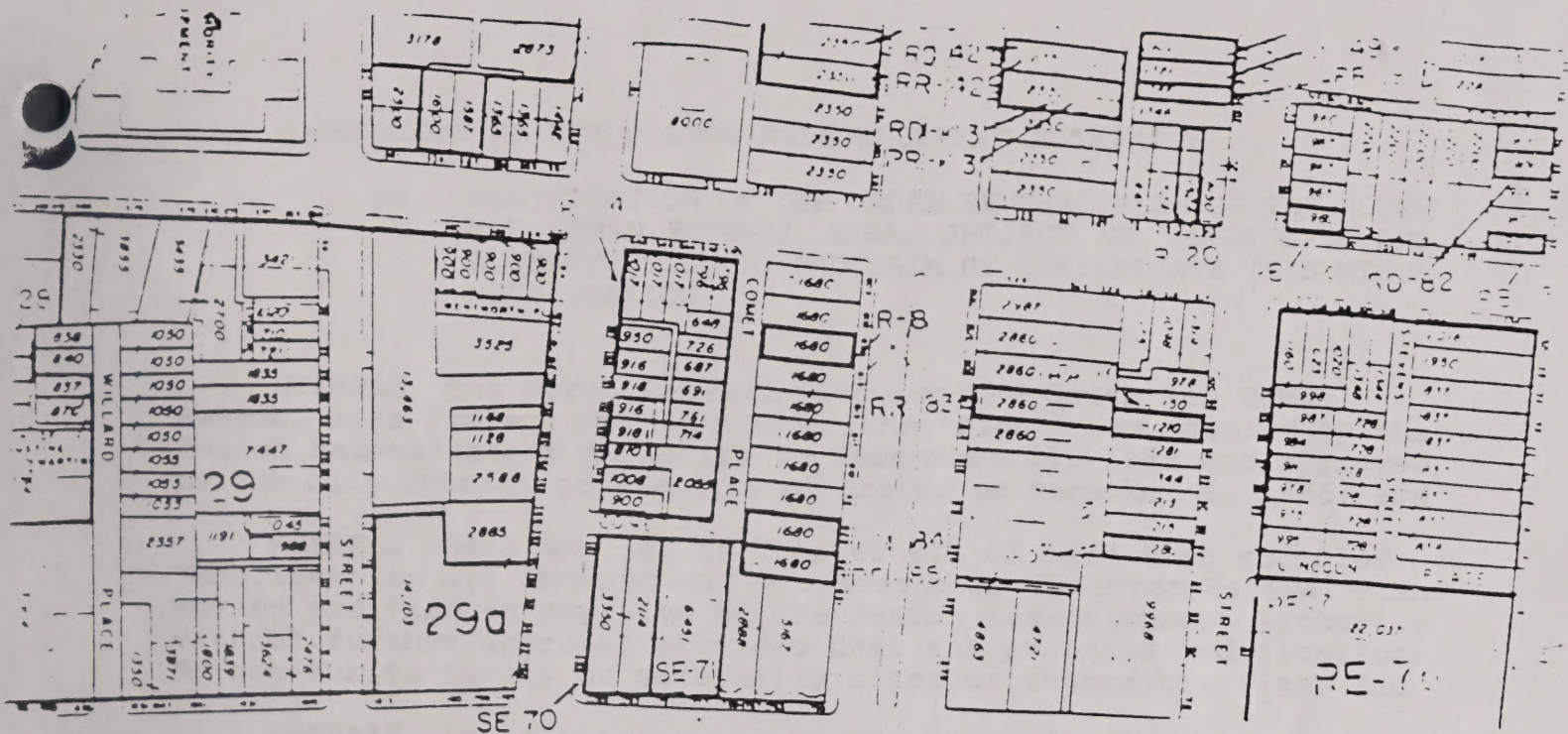
On January 30, 1991 the Boston Redevelopment Authority authorized the Director to issue a Certificate of Completion to Parmelee Court Limited Partnership for the completion of 74 rental units, 49 of which are affordable. The project, located at the corner of Massachusetts Avenue and Washington Street also includes 3800 square feet of commercial space and 49 at-grade parking spaces. The project, which was developed under the South End Neighborhood Housing Initiative (SENHI) is now 93% occupied and the syndication of tax credits and losses, which is the final component to the financing of this project, is expected to close this month.

The Parmelee Court project necessitates several minor modifications to the South End Urban Renewal Plan. The proposed changes reflect development controls and requirements consistent with the zoning variances granted for the Parmelee Court Project. The modifications include changes to the minimum setback for Parcels R-12a and R-12b the minimum parking ratio for Parcel R-12a and R-12b.

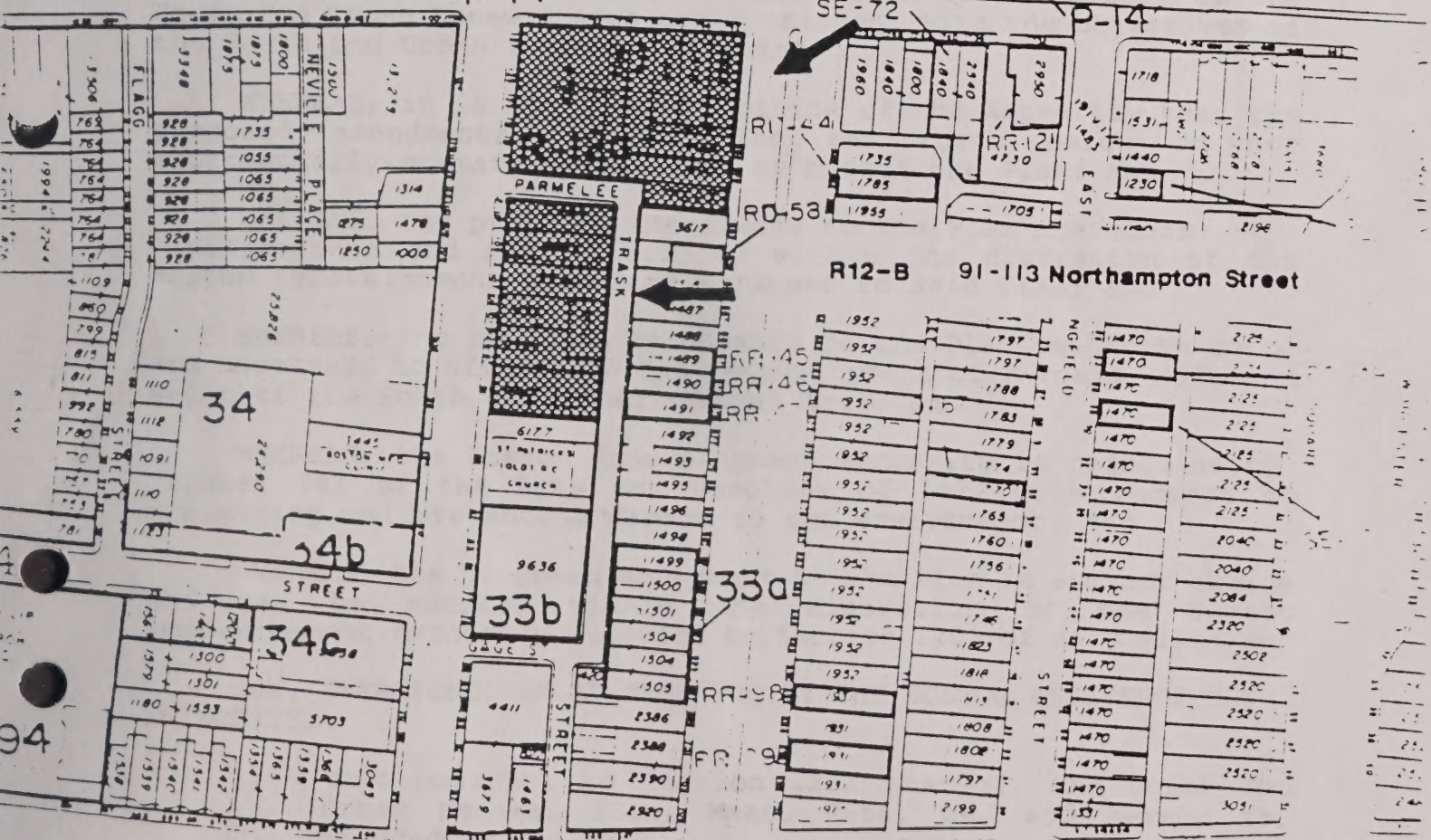
Such modifications are minor and do not substantially or materially alter or change the South End Urban Renewal Plan.

It is, therefore, recommended that the BRA adopt the attached Resolution modifying the South End Urban Renewal Plan and authorize the Director to proclaim the same.

An appropriate Resolution is attached.



R12-A 1762-1788 Washington Street



R12-B 91-113 Northampton Street

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH
END URBAN RENEWAL AREA, PROJECT NO. MASS R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban
Renewal Area Project No. Mass R-56 (the "Plan") was adopted by the
Boston Redevelopment Authority on September 23, 1965 and approved
by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled:
"Modification and Termination" provides that the Urban Renewal Plan
may be modified at any time by the Boston Redevelopment Authority
without further approval provided that the proposed modifications
do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor
modifications herein with respect to parcels R-12a (1762-1768
Washington Street) and R-12b (89-113 Northampton Street) of the
South End Urban Renewal Area are consistent with the objectives of
the South End Urban renewal Plan; and

WHEREAS, it is the further opinion of the Authority that the
proposed amendments to the Plan set forth below do not
substantially or materially alter or change the Plan; and

WHEREAS, the proposed amendments to the Plan are minor
modifications and may be adopted within the discretion of the
Boston Redevelopment Authority pursuant to said Plan; and

WHEREAS, the proposed amendments to the Plan set forth below
are necessary to effectuate the redevelopment of Parcels R-12a and
R-12b of the South End Urban Renewal Area; and

WHEREAS, the Boston Redevelopment Authority is cognizant to
Chapter 781 of the Acts and Resolves of 1972 with respect to
minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change
and may be adopted within the discretion of the Boston
Redevelopment Authority pursuant to Section 1201 of said Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT
AUTHORITY,

1. That pursuant to Section 1201 thereof, the South End
Urban Renewal Plan, Mass. R-56, be, and hereby is,
amended as follows:

(a) that Chapter VI, "Land Use, Building Requirements, and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the minimum setback in feet for parcels R-12a and R-12b from "subject to zoning regulations" to "subject to zoning variance granted", and by changing the minimum parking ratio for parcel R-12a from "one per dwelling unit plus one space for every 900 square feet of commercial space" to "subject to zoning variance granted";

(b) that Chapter VI, "Land Use, Building Requirements, and Other Controls," Section 603, "General Requirements and Definitions" is hereby modified by specifically excepting parcels R-12a and R-12b from the general requirements regarding the maximum floor area ratio and making the maximum floor area of each of those parcels subject to zoning variances granted;

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment;
5. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

